SS GROUP

SS STRADA

SECTOR - 84, NEW GURUGRAM

SS STRADA

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THE MOJO OF NEIGHBOURHOOD **SHOPPING IS BACK**

SS STRADA

SECTOR - 84, NEW GURUGRAM

SECTOR-84

YOUR NEXT DOOR SHOPPING
DESTINATION SURROUNDED
BY AFFLUENT RESIDENCES.



Artistic Impression

SS STRADA IN-SHORT

- Convenient size of over 1 acre
- 80,226 sq. ft. retail zone over ground and first floor
- Dedicated anchor store space on ground and 1st floor
- Development spread over 4046.85 sq. m. super area approx. 1.11 lac sq. ft.
- Double height shops (floor to ceiling height)
  - Ground floor - 20 ft. (approx.)
  - First & second floor - 13 ft. 5 inch (approx.)
- Mega hypermarket space on basement level one
- Modern facade design
- 24x7 secured CCTV surveillance
- Food court with open-to-sky terrace



Artistic Impression

SS STRADA

SECTOR - 84, NEW GURUGRAM

DISCOVER A WORLD OF CONVENIENCE, LUXURY, AND COMMUNITY **RIGHT IN YOUR OWN BACKYARD.**

Located on an optimum size over an acre of land, with two side access points, SS Strada is designed to offer utmost shopping convenience. Getting to SS Strada from the nearby residential condominiums and townships is a breeze.

With a diverse range of offerings, including a hyper market, anchor store, lifestyle shopping, and dining options, we've got everything you need in one convenient location. Say goodbye to long drives to multiple stores - all you need is right here under one roof.

Our anchor store is designed to be the trendsetter of the neighbourhood. It will be sheer luxury to explore the latest fashion, home decor, electronics, and so much more.

From casual cafes to fine dining restaurants, SS Strada offers a range of options to satisfy every craving. More so, with this essential mix, SS Strada will be a hub for community engagements and socializing.









SHOPPING



Artistic Impression

LOOK OF A MALL, CONVENIENCE OF **A HIGH STREET**

- Low CAM charges
- Perfect zoning for strolling & shopping
- Optimum sized units
- Comfort of an escalator

HYPERMARKET



ULTIMATE TWIN LEVEL **HYPERMARKET EXPERIENCE**

23,446 sq. ft. space for a mega hypermarket

Designed for modern retail brands

Two basement levels

Bigger the hypermarket, higher the footfall

FOOD COURT



AN OPEN TO SKY
FOOD HUB

- Roof top resto-bar
- Multicuisine restaurant & fine dining
- Generous size of open spaces
- Trendy and stylish ambience



SS STRADA

SECTOR - 84, NEW GURUGRAM

At the cross road of 24 m
and 60 m wide roads

Right in the heart of densely
populated affluent residential area

THE LOCATION

GROWTH RESIDES IN **NEW GURUGRAM**



SS STRADA
SECTOR - 84, NEW GURUGRAM

Built at the junction
of 24m & 60m wide road

Easy access to NH-8
(now NH 48) via Multi Utility Corridor

Just a minute drive away from
the 135m Multi Utility Corridor, with direct access to Dwarka Expressway (NPR) & IMT Manesar

Just off the premium townships
SS The Leaf, SS Linden Floors and surrounding residential sectors 83, 84, 85, 86 and 90 in Gurugram



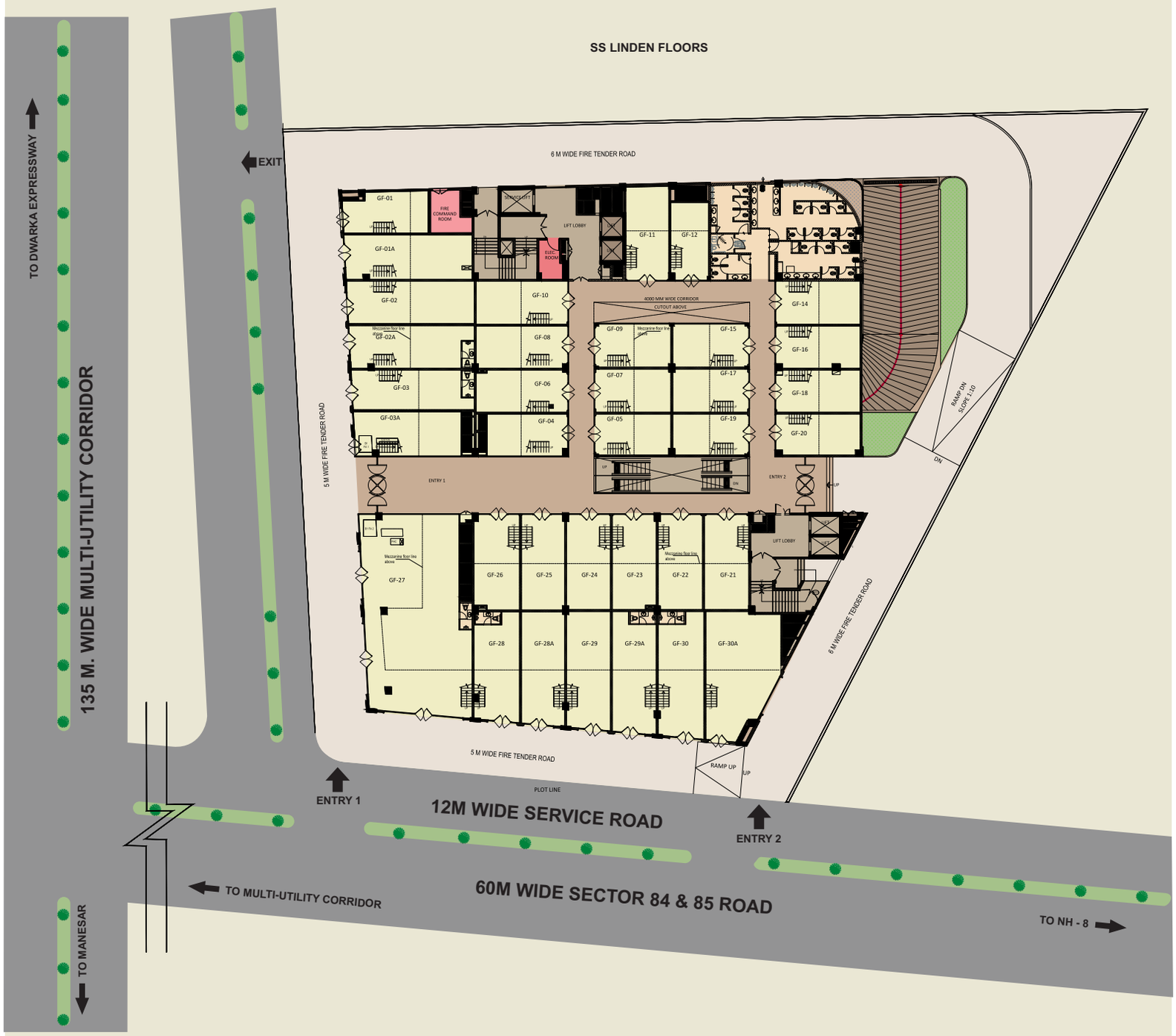
SS STRADA

SECTOR - 84, NEW GURUGRAM



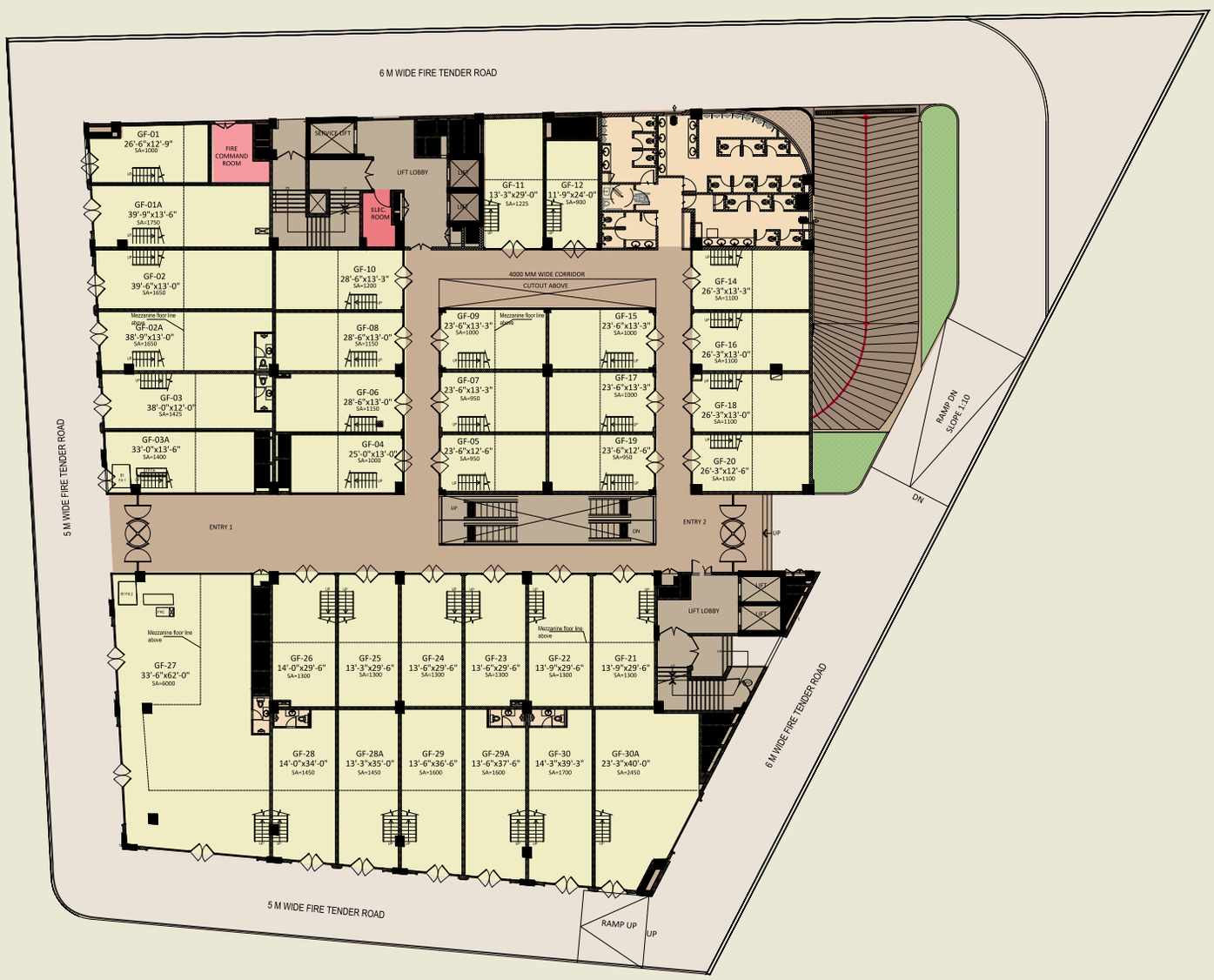
Artistic Impression

SITE PLAN



MAP NOT TO SCALE

GROUND FLOOR



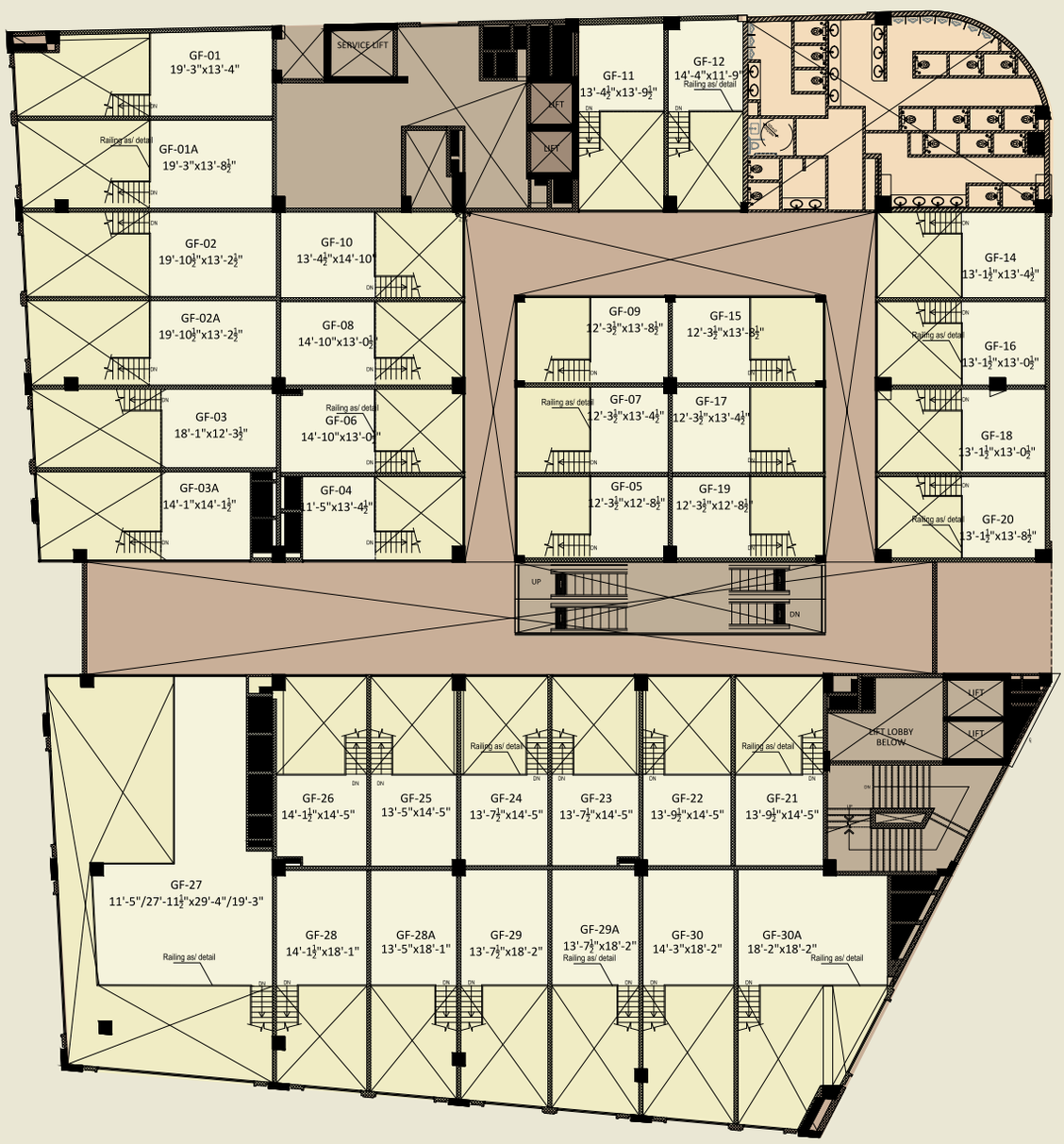
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MAP NOT TO SCALE

MEZZANINE
FIRST FLOOR

SS STRADA

SECTOR - 84, NEW GURUGRAM



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MAP NOT TO SCALE

FIRST FLOOR

SS STRADA

SECTOR - 84, NEW GURUGRAM



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MAP NOT TO SCALE

SECOND FLOOR



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MAP NOT TO SCALE

HYPERMARKET
LOWER BASEMENT

SS STRADA

SECTOR - 84, NEW GURUGRAM



MAP NOT TO SCALE

SPECIFICATIONS

SS STRADA
SECTOR - 84, NEW GURUGRAM

FLOORING

Lobby/ Corridors-Granite / Vitrified Tiles
Shops-Concrete Flooring

WALL FINISHING

Shops- Internal 12mm Plaster
Lobbies & Corridors- Stone / Tile Cladding & Paint as per Appd. Shade

DOORS & WINDOWS FRAME MATERIAL TO BE USED FOR FINISHING

Aluminium / UPVC

GLASS WORKS

8mm / 12mm Toughened Glass

ELECTRICAL FITTINGS

Modular Type

CONDUCTING AND WIRING DETAILS

Heavy Duty FRLS PVC Conduit shall be used in Slab & Medium Duty FRLS PVC Conduit shall be used in Wall.
MS Conduit shall be used for Fire Alarm System.

LIFT DETAILS

Good Quality 04 Nos Passengers Lifts, 01 No Service Lift, 01 No Escalator

EXTERNAL GLAZING

Toughened Glass

AIR CONDITIONING

Water Cooled Packet Unit

EXTERNAL FINISHING / COLOUR SCHEME

Stone Cladding / Textured Paint/ Stone work

SS STRADA
SECTOR - 84, NEW GURUGRAM

ANOTHER WINNER
RETAIL PLAZA BY SS GROUP



Artistic Impression



SS OMNIA, SECTOR-86, NEW GURUGRAM



SS HIGHPOINT, SECTOR-86, NEW GURUGRAM



SS PLAZA, SECTOR-47, GURUGRAM



SS EAST POINT, SECTOR 48, GURUGRAM



SS 100, SECTOR-49, GOLF COURSE EX. ROAD, GURUGRAM

SS GROUP

SS GROUP:
Built on *values*.

Over
32+
Years of Experience

Delivered over
22 Landmark
Residential & commercial projects

Over
7 Million Sq. Ft.
Approx. under construction

Armed with
Huge Land Bank
in Delhi and NCR

23.30 million Sq.Ft. approx.
Upcoming Residential
& Commercial Projects

SS Group stands as a trusted and renowned business conglomerate in Delhi NCR, recognized as one of the region's oldest and most respected names in real estate development.

Since its inception in 1992, the Group has accumulated over three decades of expertise in delivering unmatched value to stakeholders, cementing its reputation for reliability and innovation. SS Group's unwavering commitment to pursuing excellence has resulted in the creation of several innovative and high-quality residential and commercial projects that stand out as state-of-the-art real estate landmarks in the thriving landscape of Delhi NCR.

With a portfolio of iconic developments in Gurugram, including The Hibiscus, The Leaf, The Lilac, SS Plaza, SS Omnia, Southend, The Coralwood, SS Almeria, and Aaron Ville, SS Group has consistently delivered on its promises and nurtured a community of satisfied customers. The journey continues with a host of visionary projects such as SS Highpoint, SS Whitewater, SS Strada,

SS 100, SS Linden Floors, SS Cendana Residences, SS Camasa & more, all at various stages of development, promising to add to the legacy of brilliance.

SS STRADA

SECTOR - 84, NEW GURUGRAM

CORPORATE OFFICE

77, SS HOUSE, SECTOR-44

GURUGRAM, HARYANA-122003

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Disclaimer: The contents of this brochure are purely conceptual and not a legal offering. The promoter is developing a distinct commercial component of residential plotted colony under License No. 105 of 2013 granted to Matrix Buildwell Pvt. Ltd. & Others in collaboration with SS Group Pvt. Ltd. on land measuring 1.0 acre at Sector-84, Gurugram, building plan approved vide memo no. 700 dated 27.01.2023, zoning plans approved vide approval DRG No. DTCP-7890 dated 01.09.2021. The image(s) displayed are only an artistic impression/conceptualization for illustration only and do not purport to replicate the exact product. The specifications and information, etc., are tentative and subject to variation / modification and can be altered by the company and / or pursuant to the sanctions / directions of the competent authorities. All specifications, amenities, etc., of the unit / project shall only be as per the final agreement for sale between the parties. All rights are reserved. The project is registered with HARERA Gurugram vide Registration No. 61 of 2023. Status of approvals can be checked at www.haryanarera.gov.in or at the promoter's office. **1 square meter = 10.764 square feet and 1 acre = 4047 square meter.